005.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,162,000 / 1,162,000
					USE VALUE:	1,162,000 / 1,162,000
					ASSESSED:	1,162,000 / 1,162,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142	-144	HERBERT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAGLIERANI MARK/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	142 HERBERT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAGLIERANI LAWRENCE A -
Owner 2:	LIFE ESTATE -
Street 1:	144 HERBERT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,945 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2894 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7945.000	630,900	4,400	526,700	1,162,000
Total Card	0.182	630,900	4,400	526,700	1,162,000
Total Parcel	0.182	630,900	4,400	526,700	1,162,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.52 | /Parcel: 401.5

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	631,100	4400	7,945.	526,700	1,162,200	1,162,200	Year End Roll	12/18/2019
2019	104	FV	466,400	4400	7,945.	559,600	1,030,400	1,030,400	Year End Roll	1/3/2019
2018	104	FV	466,400	4400	7,945.	408,200	879,000	879,000	Year End Roll	12/20/2017
2017	104	FV	438,600	4400	7,945.	355,500	798,500	798,500	Year End Roll	1/3/2017
2016	104	FV	438,600	4400	7,945.	302,800	745,800	745,800	Year End	1/4/2016
2015	104	FV	392,800	4400	7,945.	296,300	693,500	693,500	Year End Roll	12/11/2014
2014	104	FV	392,800	4400	7,945.	243,600	640,800	640,800	Year End Roll	12/16/2013
2013	104	FV	408,000	4400	7,945.	231,700	644,100	644,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGLIERANI LAWR	43010-258		8/9/2004	Family	99	No	No		
PAGLIERANI LAWR	28961-535		8/13/1998	Family	99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2006	840	Dormers	25,000			G8	GR FY08	add drmr & fbth re
8/18/2004	751	Manual	2,800	C		G6	GR FY06	insulate kitchen w

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2017	MEAS&NOTICE	HS	Hanne S
1/23/2009	Meas/Inspect	372	PATRIOT
4/7/2005	Permit Visit	BR	B Rossignol
10/15/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	197	PATRIOT
8/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7945		Sq. Ft.	Site		0	80.	0.83	1									526,677						526,700	

Total AC/HA: 0.18239 | Total SF/SM: 7945 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 526,677 | Spl Credit | Total: 526,700

Legal Description

User Acct

4809

GIS Ref

GIS Ref

Insp Date

10/30/17

!513!

Entered Lot Size

Total Land:

Land Unit Type:

PRINT

Date	Time
12/10/20	16:17:28

LAST REV

Date	Time
10/30/17	09:03:05

ekelly

USER DEFINED

Prior Id # 1:	4809
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05260730
Const Adj.:	0.98000199
Adj $ / SQ:	175.365
Other Features:	139200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707305
Depreciation:	76389
Depreciated Total:	630916

COMMENTS

OF=XTRA SINK IN 3/4.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

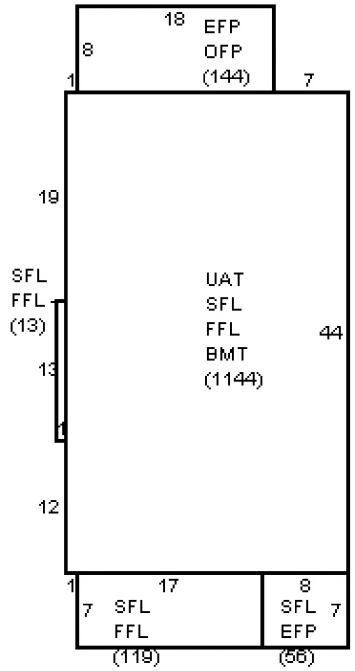
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.36
Special Features:	0	Val/Su Net:	143.98
Final Total:	630900	Val/Su SzAd	241.91

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,332	175.360	233,586
FFL	First Floor	1,276	175.360	223,765
BMT	Basement	1,144	52.610	60,185
UAT	Upper Attic	286	135.030	38,619
EFP	Enclos Porch	200	40.020	8,004
OFP	Open Porch	144	27.400	3,945

Net Sketched Area:	4,382			Total:	568,104
Size Ad	2608	Gross Are	5240	FinArea	2894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400